

ADDENDUM 1: OFFICIAL REQUEST FOR PROPOSALS
1134 BARRANCA AVENUE, GLENDORA

ADDENDUM 1

OFFICIAL REQUEST FOR PROPOSALS FOR 1134 BARRANCA AVENUE GLENDORA, CA 91740

This Addendum 1 is issued on June 21, 2024 to furnish information that is supplemental to, will clarify, or modify the OFFICIAL REQUEST FOR PROPOSALS for 1134 Barranca Avenue, Glendora, CA 91740.

Below are responses to questions presented in reference to the above Request For Proposals. The District is providing responses to a majority of the questions submitted.

Question 1: We would like to speak with the Cities/Counties in which the properties are located, to better understand the entitlement process, critical issues, timing, etc. Is there any issue with us reaching out directly to the Cities/Counties?

District Answer 1: Proposers are encouraged to discuss the property directly with the governing jurisdiction for their input.

Question 2: I noticed there are two other properties (Center Middle School and Slauson Middle School) that are listed as surplus sites on Azusa Unified surplus property website, are those going to be marketed at some point? If not, what is the status?

District Answer 2: The District currently does not have plans to market these properties for sale or lease.

Question 3: Is it ok to meet with the city of Azusa & Glendora to discuss density and product type they are willing to support? Please let me know if it's ok to contact city departments when you have a moment.

District Answer 3: See District Answer 1.

Question 4: Can you provide any information on third party reports, historical site info, cost estimates and if there are any updates on environmental constraints?

District Answer 4: Other than what is contained in the Official Request For Proposals, the District will not be providing additional property information to prospective bidders. Proposers are encouraged to complete their own due diligence regarding the condition of the property.

Question 5: Do we need to be registered to submit our proposal? Are there any requirements we must complete before or do we just submit by July 15th?

District Answer 5: Registration is not required to submit a proposal. Please reference the Proposal Requirements and Review Process section of the Official Request for Proposals for the full requirements regarding proposal submittal.

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Question 6: Has there been any discussion with the city as to their thoughts on developing residential?

District Answer 6: The District's team has had conversations with the City of Glendora regarding potential land uses. Proposers are encouraged to discuss the property directly with the governing jurisdiction for their input.

Question 7: Who is the best point of contact at DCG regarding these RFP's?

District Answer 7: The point of contact for all matters regarding the property and Official Request for Proposals is DCG Strategies. All correspondence regarding the RFP process must be in writing by email to DCG Strategies at listings@dcgstrategies.com.

Question 8: Has there been any changes made to the RFP schedule that deviates from the OM's/ district website?

District Answer 8: As of the date of this Addendum 1, there are no changes to the schedule of events that are included in the Official Request For Proposals. Proposers are responsible for checking the District's website for potential modifications to the RFP via posted Addenda.

Question 9: Is there any other important information we should be aware of regarding the sites/ process that was not mentioned in the OM's or website?

District Answer 9: All publicly available information regarding the site and RFP process is included in the Official Request for Proposals.

Question 10: Is this site in the city's Housing Element?

District Answer 10: See District Answer 1.

Question 11: Please confirm current zoning and GP Designation?

District Answer 11: See District Answer 1.

Question 12: Has the city given guidance on what type of product they would like to see here?

District Answer 12: The District's team has had conversations with the City of Glendora regarding potential land uses. Proposers are encouraged to discuss the property directly with the governing jurisdiction for their input.

Question 13: Will the District provide time to get entitlements prior to close of escrow?

District Answer 13: The District is open to reviewing all proposals.

Question 14: Is there a Joint Occupancy requirement?

District Answer 14: There is currently no joint occupancy requirement.

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Question 15: What is the affordable requirement?

District Answer 15: See District Answer 1.

Question 16: Do you have a contact at the city's Planning Department that is the point person for this project?

District Answer 16: The District does not have a contact at the City's Planning Department that is the point person for this project.

Question 17: Does the District have any correspondence or summary of any discussions with the City of Glendora for alignment with Glendora's development expectations, intensity limitations, and cooperation for the benefit of the District?

District Answer 17: See District Answer 12.

Question 18: Is it the desire of AUSD to review development proposals which comply w/ R-1 SFR zoning or pursue product of highest & best use?

District Answer 18: The District is interested in selling the site and, therefore, does not state a preference regarding the future land use proposed by bidders. The District will select a proposal it feels best serves the District's interests.

Question 19: Since housing and including affordable housing is at the forefront of state and City of Glendora demands, what is the District expectations in terms of creation of housing developments with affordable components as a part to serve the surrounding communities?

District Answer 19: See District Answer 18.

Question 20: Is this subject site required to meet the requirements outlined in the Surplus Land Act (AB-1486, Gov. Code 54220-54234) restricting at least 25 percent of residential units to lower-income households.

District Answer 20: The District has completed all requirements under the California Surplus Land Act. The property is designated as exempt surplus land.

Question 21: How will AUSD prioritize offers/proposals which require escrow time for city approvals/entitlements as compared to proposals which close under a shorter time horizon?

District Answer 21: The District will select a proposal it feels best serves the District's interests.

Question 22: Will as-built plans be provided for existing on-site AUSD facilities for demolition assessment purposes?

District Answer 22: See District Answer 4.

Question 23: Are there any additional supporting documents or materials to be provided related to site specific conditions for the respective properties? (i.e. cost estimates, Development Impact Fee schedules by land use etc.)

District Answer 23: See District Answer 4.

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Question 24: Should we estimate a specific timeline for district process in negotiation?

District Answer 24: No.

Question 25: Will the School District accept various purchase structures?

District Answer 25: The District is open to reviewing all proposals.

Question 26: Is there a completed land development cost estimate for significant horizontal infrastructure improvements? If so, will it be provided?

District Answer 26: See District Answer 4.

Question 27: Are there any major off-site improvements required on any of the properties?

District Answer 27: See District Answer 4.

Question 28: Any update on information regarding environmental constraints for each of the properties? Is there a Phase I and/or Phase II report(s) available?

District Answer 28: See District Answer 4.

Question 29: Are there any known agency permits that the developer would need to obtain from the Army Corps of Engineers, Water Quality Control Board, California Department of Fish and Wildlife, etc.

District Answer 29: See District Answer 4.

Question 30: For the proposal requirements – section 5 ‘Statement of Financial Qualifications’, for a publicly traded company what type of financial statements/information would be sufficient to satisfy the request in this section?

District Answer 30: Publicly traded companies are encouraged to provide whatever documentation it feels appropriate to satisfy this requirement.

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Question 31: Can you help me understand what type of facilities are being referred to on the District's objectives? Or is there another document where this is defined? We don't want to misinterpret the objective, so I would like to confirm that the District is not expecting an educational facility here. Should we be thinking about open space and/or a community facility? Please advise.

District Answer 31: The District has determined the site is surplus to its needs and, therefore, does not have plans to use the site for education purposes. The District is interested in selling the site and, therefore, does not state a preference regarding the future land use proposed by bidders.

Please sign and date below as acknowledgment of receipt of Addendum 1 and include the signed Addendum 1 with your proposal submittal.

Company Name: _____

Signature: _____

Print Name: _____

Date: _____